



# OFFICE OF THE CITY CLERK ▪ CITY OF BINGHAMTON

*Teri Rennia, City Council President*

*Angela Holmes, City Clerk*

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## BOARD OF ESTIMATE AND APPORTIONMENT

### MEETING MINUTES

**DPW Conference Room, 3<sup>rd</sup> Floor City Hall**

**Wednesday September 4, 2013**

**Call to Order.** Called to order at 11:19am by Matthew T. Ryan, Mayor.

**Present:** Matthew T. Ryan, Mayor; Charles Pearsall, Comptroller; Kenneth J. Frank, Corporation Counsel; Luke Day, Commissioner of Public Works

**Absent:** Philip T. Krey, City Engineer

**Also Present:** Tarik Abdelazim, Director of Planning, Housing and Community Development; Raymond Croteau, Housing Coordinator; Angela Holmes, City Clerk; Gerald Kennicutt, Deputy Comptroller

### ITEMS CONSIDERED

**37 Pine Street (Greenman Senior Center).** Proposal for purchase 37 Pine Street and 23 Pine Street (Greenman Senior Center property) for \$105,000, less broker fees of six percent of purchase price, submitted by Gemini Construction Management, LLC. The proposed purchase price included all building contents (kitchen items, appliances, pool tables, etc.). Kenneth J. Frank contacted the applicant, who clarified that the estimated price for the contents of the building would be \$10,000. In addition, the applicant intends to pay the broker's fee. Item held.

**72 Court Street.** Offer to Purchase 72 Court Street for \$1, submitted by 33 State Street Associates on August 1, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on August 2, 2013. Tom Costello responded on August 2, 2013, stating that he is not in favor of this offer, submitted without a plan for development that addresses the primary use for the proposed purchase and related impact on adjacent parcels. In addition, the proposed purchase price seems unrealistic. Scott Snyder responded on August 7, 2013 stating that he agreed with Tom Costello's recommendations. Tarik Abdelazim responded on August 21, 2013, stating that so long as Building and Engineering concerns are addressed (detailed plan with fire safety issues raised, investigation of right-of-way issues, higher sales price), PHCD has no objections to the sale, as the future use of the lot as a downtown park would still be feasible. Philip T. Krey met with Allan Pope, representing both owners of the two adjoining buildings, and discussed the installation of a fire escape. The Board discussed maintaining the parcel as a separate lot, in case the larger portion of 72 Court Street is developed at a future date, with the added condition that the parcel would be re-conveyed to the City for the same purchase price should development of the larger parcel take place. Corporation Counsel will consult with the Assessor regarding the purchase price. Item held.

**9 Way Street.** Two Offers to Purchase 9 Way Street were received. Kenneth Johnson submitted an Offer to Purchase the property for \$100 on August 8, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing & Community Development on August 9, 2013. James M. Rock submitted an Offer to Purchase the property for \$1 on August 22, 2013. Rock offered the sale of 29 & 31-3 Virgil Street to the City for \$1, in exchange for the sale of 9 Way Street for \$1, provided that the City demolishes the existing structure and grades the parcel. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing and Community Development on August 23, 2013. Scott Snyder responded on August 23, 2013, stating that he will defer to PHCD's recommendation. Tarik Abdelazim responded on

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Phone: (607) 772-7005 ▪ Fax: (607) 772-7155



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August 23, 2013, and expressed concern about the proposal. Abdelazim stated that there are two blighted structures on 28 & 31-3 Virgil Street. He is willing to meet with the applicant, but would prefer splitting 9 Way Street between the applicant and Sarah Edwards, who had the winning \$1 proposal for 11-13 Way Street. The Board requested that Abdelazim meet with the applicant to discuss this proposal, and to confirm Sarah Edwards' interest in the property. Abdelazim responded on August 28, 2013, amending his recommendation. Abdelazim stated that the City Assessor should appraise the lot, and sell the property at fair market value to Sarah Edwards. E&A reviewed the item on September 4, 2013. As the City has received multiple offers on the property, E&A will reject all existing offers, and request sealed bids from the interested parties.

Motion to reject all existing offers on 9 Way Street.

Moved by Day, seconded by Frank.

**Motion carried. (Vote 4-0-1)**

Ayes: Ryan, Pearsall, Frank, Day

Nays: None

Absent: Krey

**32 Evans Street.** Offer to Purchase 32 Evans Street for \$1, submitted by Kraig M. Brigham, Jr. on August 22, 2013. Sent to the Assessor's Office, the Office of Building Construction, Zoning & Code Enforcement and the Department of Planning, Housing and Community Development on August 23, 2013. Scott Snyder responded on August 23, 2013, stating that he will defer to PHCD's recommendation. Tarik Abdelazim responded on August 23, 2013, stating that the applicant submitted the winning \$1 proposal for 23 Alfred Street, adjacent to 32 Evans Street. The applicant intends to build a single-family home at 23 Alfred Street, and mentioned potential inclusion of 32 Evans Street in his redevelopment plans. PHCD supports the sale with two conditions: (a) PHCD must review the plans for 32 Evans Street first; and (2) the sales price should be consistent with sales prices for other vacant lots, \$100-\$500. Applicant will submit site plan to Angela Holmes. Item held.

**29 Munsell Street.** Richard Woodruff, owner of 27 Munsell Street, called on August 23, 2013, expressing interest in 29 Munsell Street for additional yard space. He submitted an Offer to Purchase in 2011 which was rejected. The Department of Planning, Housing and Community Development recommended retaining the parcel for potentially larger private development. The applicant called to see if the City's position has changed. Tarik Abdelazim responded on August 23, 2013, stating that he would support a one-year lease, with the option of annual renewal, as it may be a few years before the City is able to assemble enough parcels to solicit redevelopment proposals. If the Board of Estimate and Apportionment agrees to a lease, Abdelazim would recommend that the parcel be kept as green space, with no structures, pavement or fencing. The Board requested that this proposal be shared with the applicant, and requested a formal proposal if the applicant is interested. Tarik Abdelazim will contact the applicant.

**Approval of Minutes.** Motion to approve the minutes from the Board of Estimate and Apportionment meeting held on August 28, 2013.

Moved by Frank, seconded by Day.

**Motion carried. (Vote 4-0-1)**

Ayes: Ryan, Pearsall, Frank, Day

Nays: None

Absent: Krey

**Adjournment.** Motion to adjourn at 11:35am.

Moved by Day, seconded by Pearsall.



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**Voice vote, none opposed.**